

Public Notice - Environmental Permit

PURPOSE OF NOTICE: To seek public comment on the draft permit from the Department of Environmental Quality that will allow the filling of wetlands and stream bed in Chesterfield County, Virginia.

PUBLIC COMMENT PERIOD: November 15, 2021 to December 15, 2021

PERMIT NAME: Virginia Water Protection Permit issued by the Department of Environmental Quality, under the authority of the State Water Control Board.

NAME, ADDRESS, AND PERMIT NUMBER OF APPLICANT: 6801 Woolridge Road – Moseley LP; Attn: Tom Page; 1114 Ave of the Americas 39th Fl; New York, NY 10036
Permit Number 16-0777

PROJECT DESCRIPTION: 6801 Woolridge Road – Moseley LP has requested to modify its current Virginia Water Protection (VWP) permit for the Magnolia Green – Phase III project. The project consists of the construction of a residential development and the site is located north of U.S. Route 360 (Hull Street Road) and west of State Route 667 (Otterdale Road) in Chesterfield County. The proposed permit modification will allow the permittee to fill wetlands and stream bed in order to construct layout revisions and plan refinements associated within three (3) subdivision sections of Magnolia Green – Phase III and for constructability of the Sheehan Bridge Crossing. The requested modification adds permanent impacts to 0.44 acre of palustrine forested wetland, 64 linear feet of stream bed, and permanent conversion of 0.05 acre of palustrine forested wetland to palustrine emergent wetland. Additionally, this modification includes an additional 288 linear feet of temporary stream bed impacts. The permit will now authorize the permanent impact of 2.46 acres of forested wetlands, 0.02 acre of emergent wetland, 7,129 linear feet of stream bed, and the permanent conversion of no more than 2.27 acres of forested wetland to emergent wetland. In addition, the project will result in temporary impacts to no more than 0.15 acre emergent wetland and 672 linear feet of stream bed. The activity proposed in the permit modification will affect wetlands and streams that drain to Blackman Creek in the James River watershed. A watershed is the land area drained by a river and its incoming streams. The applicant will provide compensation for permanent impacts to wetlands and stream authorized by this permit through the purchase of 7.21 wetland mitigation credits and 8,114 USM stream mitigation credits from a mitigation bank in the same or adjacent watershed. If sufficient wetland mitigation bank credits are not available, the permit allows the permittee to purchase credits from an in-lieu-fee fund. Total cumulative impacts for this facility, including those authorized by this permit and previous permits, are permanent impacts to 5.20 acres of forested wetland, 0.02 acre of emergent wetland, and 19,308 linear feet of stream bed; permanent conversion of 4.35 acres of forested wetland to emergent wetland; and temporary impacts to 0.02 acre of forested wetland, 0.15 acre of emergent wetland, and 2,135 linear feet of stream bed. The DEQ's preliminary decision is to issue the permit modification.

HOW TO COMMENT AND/OR REQUEST A PUBLIC HEARING: DEQ accepts comments and requests for public hearing by e-mail, fax or postal mail. All comments and requests must be in writing and be received by DEQ during the comment period. Submittals must include the names, mailing addresses and telephone numbers of the commenter/requester and of all persons represented by the commenter/requester. A request for public hearing must also include: 1) The reason why a public hearing is requested. 2) A brief, informal statement regarding the nature and extent of the interest of the requester or of those represented by the requester, including how and to what extent such interest would be directly and adversely affected by the permit. 3) Specific references, where possible, to terms and conditions of the permit with suggested revisions. A public hearing may be held, including another comment period, if public response is significant, based on individual requests for a public hearing, and there are substantial, disputed issues relevant to the permit. The public may review the draft permit and application at the DEQ office named below or may request copies of the documents from the contact person listed below.

CONTACT FOR PUBLIC COMMENTS, DOCUMENT REQUESTS AND ADDITIONAL INFORMATION: Name: Bryan Jones; Virginia Dept. of Environmental Quality, Piedmont Regional Office, 4949-A Cox Road, Glen Allen, Virginia, 23060; Tel: (804) 527-5074; bryan.jones@deq.virginia.gov; Fax: (804) 698-4178.